

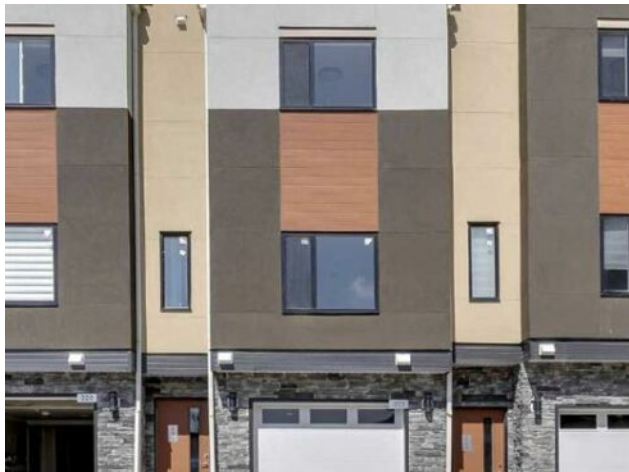


GRASSROOTS
REALTY GROUP

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322 Sage Hill Circle NW
Calgary, Alberta

MLS # A2233487



\$569,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,812 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Driveway, Tandem		
Lot Size:	0.00 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 260
Basement:	None	LLD:	-
Exterior:	Concrete, Mixed, Stone, Stucco	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home		

Inclusions:	na
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This spacious 4-level, 4-bedroom, 4.5-bathroom townhome offers an unmatched 1872 square feet of living space. The attached tandem garage provides parking for two vehicles with room for visitors on the full-length driveway. The east/west facing windows and 9' ceiling emphasize a bright and open main floor, which features the open living room, modern kitchen, and large dining area leading to the patio with a gas connection for BBQs. The contemporary kitchen has 42" cabinet risers to the ceiling, stainless steel appliances, and a massive 10' island with a breakfast bar. Upstairs on the 3rd floor, the large master bedroom features a private balcony, walk-through closet, and a 4-piece washroom. Also on this floor are the 2nd bedroom, full bathroom and laundry. The 4th level, which includes the 3rd and 4th bedrooms, is still to be viewed and is equipped with a Private en-suite. The east-facing room features its own large walk-in closet and a private terrace accessed through large glass doors. This home is thoughtfully designed and includes a maintenance-free, non-combustible, upgraded exterior. It comprises high-quality materials such as acrylic stucco, steel siding, cabinetry, stone, LVP, and carpet. PLEASE BOOK YOUR PRIVATE SHOWING